UNOFFICIAL COPY

DEED IN TRUST

QUIT CLAIM

45236

23 390 632

THIS INDENTURE WITNESSETH, That the Grantor

Rita L. Slimm, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and no/100----------($10.00)----------dollars, and other good and valuable considerations in hand paid, Convey s and Quit Claims unto BANK OF RAVENSWOOD, an Illinois banking corporation, 1825 W. Lawrence Avenue, Chicago, Illinois 60640, its successor or successors, as Trustee under a trust agreement dated the day of April 29th 19,75 known as Trust Number 1404, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 22 and 23 in Block 6 in the Subdivision of Blocks 5,6 and the West 1/2 of Block 7 in the Subdivision of Block 44 in Sheffield Addition to Chicago in the South West 1/4 of Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, to execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in presenti or future, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange any part of the real estate, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof on all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be mortgaged, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under such any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained herein and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under this trust agreement and of all persons claiming under them or any of them shall be only and exclusively the earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 6th day of February 19 76

(SEAL) Rita L. Slimm (SEAL)

(SEAL) (SEAL)

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

Rita L. Slimm, a spinster

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13th day of February 19 76

Notary Public

BANK OF RAVENSWOOD
CHICAGO, ILLINOIS 60640
BOX 16

INSTRUMENT WAS PREPARED BY:

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date FEB 13 1976 Buyer, Seller or Representative

Exempt under provisions of Paragraph E, Section 200.1-26a or under provisions of Paragraph , Sec. 200.1-26b of the Chicago Transaction Tax Ordinance.

Date FEB 13 1976 Buyer, Seller or Representative

10.00

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Property of Cook County Clerk's Office

END OF RECORDED DOCUMENT